

45a Cardy Road, Boxmoor,
Hertfordshire, HP1 1SQ

Price £645,000 Freehold

David
Doyle
Sales and Lettings



Located in this highly sought after road in Boxmoor is this spacious 4 double bedroom detached family home with an ensuite to the master bedroom, garage and driveway while benefiting from NO UPPER CHAIN. This property is conveniently located for local shops, schools, amenities and Hemel Hempstead main line station with links to London Euston.

The ground floor comprises a living room that offers access out to the rear garden, a separate sitting room / dining room, kitchen breakfast room, utility room and a useful guest cloak room. The kitchen is fitted with a range of wall and floor mounted units comprising both cupboards and drawers, colour coordinated worksurfaces and a matching breakfast bar area.

The first floor features 4 double bedrooms and a family bathroom, the master bedroom benefits from an ensuite shower room.

To the front of the property is a driveway that offers excellent off road parking facilities and access to a good sized garage.

The rear garden is pleasantly private and landscaped with 3 terraced seating areas and variegated herbaceous border and gated side access.

Viewing is highly recommended. NO UPPER CHAIN.

'Boxmoor Village` has a range of shopping facilities and amenities, including the Village Hall and Playhouse, restaurants, public houses and Leisure Centre. The Moor is a beautiful open space with a cricket pitch and the Grand Union Canal and River Bulbourne running through it. The mainline railway station offer an excellent service to London Euston (26 mins)

Spacious 4 double bedroom detached family home situated in this highly sought after road.

Convenient for local shops, schools, amenities and Hemel Hempstead main line station

Living room. Separate sitting room / dining room.

Kitchen. Utility room.

Downstairs cloak room.

Master bedroom with an ensuite shower room.

First floor family bathroom.

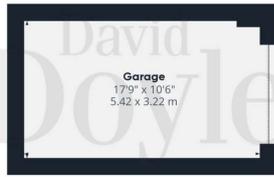
Rear garden.

Driveway. Garage.

NO UPPER CHAIN.

Council Tax Band F

Tenure -Freehold



Approximate total area⁽¹⁾

1446.13 ft²
134.35 m²

Reduced headroom

2.97 ft²
0.28 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

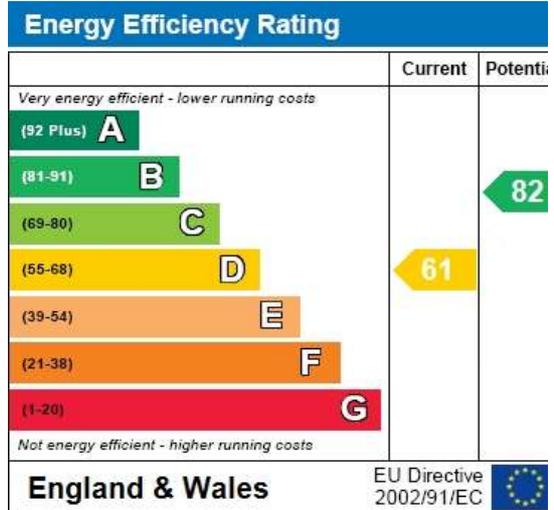
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

45a Cardy Road, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1SQ

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built? 1990

Council Tax Band ?

This year council tax charge 3000

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road No

Construction type Brick and Tile

Is your property supplied by mains electricity? Yes

Is your property supplied by mains Gas? Yes

Is your property supplied by mains drainage? Yes

Is your heating gas to radiator heating? Yes

How is your broadband supplied Cable

Do you have a telephone connection? Landline

What parking facilities does your property have Private/driveway
Garage

Please state any costs per annum for parking 0

Are you aware of any asbestos containing material in the property? No

Are smoke alarms installed at the property? Yes

Is the property an apartment? No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.